

**Comparative Market Analysis**

for

Mr. and Mrs Levine

**2077 Center Ave 18F  
Fort Lee, NJ 07024****2 Bedrooms ♦ 2 Full Baths ♦ 0 Half Baths****Suggested Price: \$118,000**

Prepared By:



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10/14/2014





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## Comparables to Your Property

Sold

### 2077 CENTER AVE 4D

\$85,000



<b>Listing #:</b>	1419784	<b>Bedrooms:</b>	2
<b>County:</b>	BERGEN	<b>Baths Full/Half:</b>	2/0
<b>Area:</b>	FORT LEE	<b>County Locale:</b>	200
<b>Style:</b>	CO-OP	<b>Sub Style:</b>	HIGHRISE
<b>Taxes:</b>		<b>Lot SqFt:</b>	
<b>Garage:</b>	GUEST PARKING, PKG SPACE IN	<b>Basement:</b>	STORAGE
<b>Year Built:</b>	1970'S	<b>Heat/Cool:</b>	BASEBOARD, CENT AIR, GAS, HEAT PUMP
<b>DOM:</b>	93	<b>Closed Date:</b>	10/10/2014

**Directions:** MAIN TO CENTER AVE

**Remarks:** LARGE 2 BEDROOM, 2 BATH UNIT WITH TERRACE. PET FRIENDLY BUILDING-DOGS UNDER 25 LBS CONVENIENTLY LOCATED TO NY COMMUTE. CLOSE TO SHOPPING, PARKS, ALL TRANSPORTATION. PARKING SPACE IN \$70@MO. CABLE IS \$47.91@MO.

### 2077 CENTER AVE 15D

\$92,000



<b>Listing #:</b>	1325736	<b>Bedrooms:</b>	2
<b>County:</b>	BERGEN	<b>Baths Full/Half:</b>	2/0
<b>Area:</b>	FORT LEE	<b>County Locale:</b>	200
<b>Style:</b>	CO-OP	<b>Sub Style:</b>	HIGHRISE
<b>Taxes:</b>		<b>Lot SqFt:</b>	
<b>Garage:</b>	1 CAR	<b>Basement:</b>	FINISHED
<b>Year Built:</b>	1970'S	<b>Heat/Cool:</b>	HEAT PUMP
<b>DOM:</b>	310	<b>Closed Date:</b>	5/27/2014

**Directions:** PEMBROKE

**Remarks:** LARGE COOP TWO BEDROOM ON HIGHER FLOOR IN ORIGINAL CONDITION. PRICED TO SELL QUICKLY. NEED 2 YEAR INCOME TAX RETURNS, CREDIT CHECK.

### 2077 CENTER AVE 10-F

\$149,000







<b>Listing #:</b>	1400330	<b>Bedrooms:</b>	2
<b>County:</b>	BERGEN	<b>Baths Full/Half:</b>	2/0
<b>Area:</b>	FORT LEE	<b>County Locale:</b>	200
<b>Style:</b>	CO-OP	<b>Sub Style:</b>	HIGHRISE
<b>Taxes:</b>		<b>Lot SqFt:</b>	
<b>Garage:</b>	GUEST PARKING, PKG SPACE IN, 2 CAR	<b>Basement:</b>	NONE
<b>Year Built:</b>	1970'S	<b>Heat/Cool:</b>	CENT AIR, GAS, HEAT PUMP, HOT AIR
<b>DOM:</b>	59	<b>Closed Date:</b>	4/10/2014

**Directions:** MAIN STREET TO CENTER AVENUE

**Remarks:** CONVENIENCE AND ELEGANCE IN THIS BEAUTIFULLY RENOVATED AND FULLY UPDATED 10TH FLOOR UNIT. HARDWOOD FLOORS THROUGHOUT, NEW KITCHEN WITH GRANITE COUNTERTOPS, CERAMIC TILE FLOOR, STAINLESS STEEL APPLIANCES, AND GORGEOUS FLAT PANEL CHERRY CABINETRY. LARGE MASTER BEDROOM WITH TASTEFUL NEW EN SUITE FULL BATH AND WALK-IN CLOSET. THE MAIN BATH IS ALSO NEWLY RENOVATED. OUTSTANDING VIEW OF THE GWB FRO\*

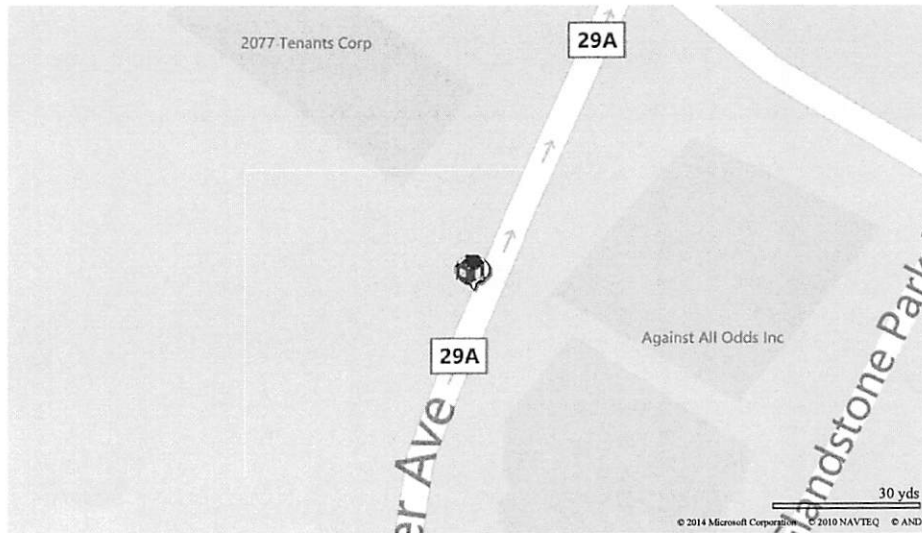
## Comparison Report

				
Address	2077 CENTER AVE 16F	2077 CENTER AVE 4D	2077 CENTER AVE 15D	2077 CENTER AVE 10-F
Town	FORT LEE, NJ 07024	FORT LEE	FORT LEE	FORT LEE
MLS#	Subject	1419784	1325736	1400330
Status		S	S	S
Original List Price	\$118000	\$124,000	\$69,900	\$149,000
Final List Price		\$124,000	\$69,900	\$149,000
Sold Price		\$85,000	\$92,000	\$149,000
Sold % of Original List		68.55%	131.62%	100.00%
Sold % of Final List		68.55%	131.62%	100.00%
Sale Date		10/10/2014	5/27/2014	4/10/2014
DOM		93	310	59
Bedrooms	2	2	2	2
Full Baths	2	2	2	2
Half Baths	0	0	0	0
Building/Complex	PEMBROKE	PEMBROKE	PEMBROKE	PEMBROKE
List Date	9/3/2014	2014-05-28..	2013-07-16..	2014-01-05..
Status Date		10/10/2014	5/27/2014	4/10/2014
Style	CO-OP	CO-OP	CO-OP	CO-OP
SubStyle	HIGHRISE	HIGHRISE	HIGHRISE	HIGHRISE
Basement	NONE	STORAGE	FIN	NONE
Garage	PKG SPC OUT	GUEST PARK..	1C	GUEST PARK..
Fireplace	NONE	NONE	NONE	NONE
Heat/Cool	CENT AIR, GAS	BB, CENT, ..	HPMP	CENT, GAS,..
Unit SqFt		1012	1012	1012
Taxes				
Maint. Charge	1418.25	1238.76	1276.00	1419.00
Price	118000	\$85,000	\$92,000	\$149,000

### Summary of Comparables

#### Sold

MLS#	P	St	VT	DOM	Town	Price	Style	Address	BR	FB	HB
1419784	Y	S	N	93	FTLEE	\$85,000	CO-OP	2077 CENTER AVE 4D	2	2	0
1325736	Y	S	N	310	FTLEE	\$92,000	CO-OP	2077 CENTER AVE 15D	2	2	0
SUBJECT						\$118,000	CO-OP	2077 CENTER AVE 18F	2	2	0
1400330	Y	S	Y	59	FTLEE	\$149,000	CO-OP	2077 CENTER AVE 10-F	2	2	0

**Map of Comparables**

#	MLS#	St	Town	Price	Address	#	MLS#	St	Town	Price	Address
1	1419784	S	FTLEE	\$85,000	2077 CENTER AVE 4D	3	1400330	S	FTLEE	\$149,000	2077 CENTER AVE 1..
2	1325736	S	FTLEE	\$92,000	2077 CENTER AVE 15D						

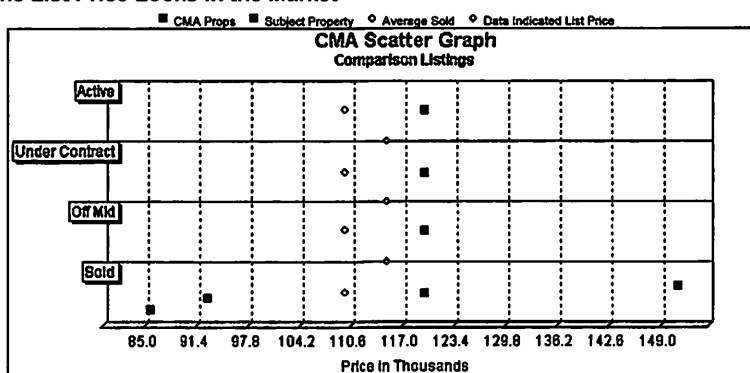
## Pricing Your Property

Status	#	Average	Minimum	Maximum	Avg DOM
Sold	: 3	\$108,667	\$85,000	\$149,000	154
Total Listings	: 3	Sold properties closed averaging (95.07%) of their final list price (FLP). This reflects a (4.93%) difference between property sale prices and their *FLP's.			

Amount  
 Avg. Price Sold Comps: \$108,667  
 Data Indicated List Price\*\*: \$114,024  
 Suggested List Price: \$118,000

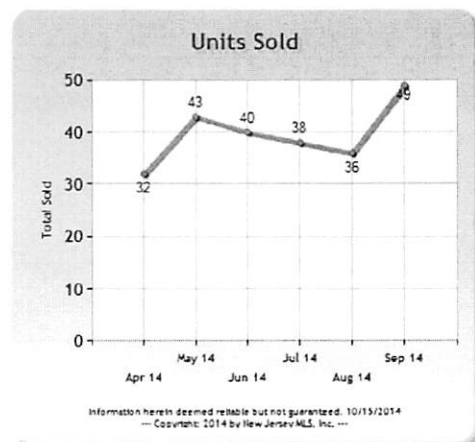
\* FLP: Final List Price – list price that drew the offer that closed      \*\* (Average Price Sold Comps) x (1 + %Difference of Sold Price-to-FLP)

## How the List Price Looks in the Market

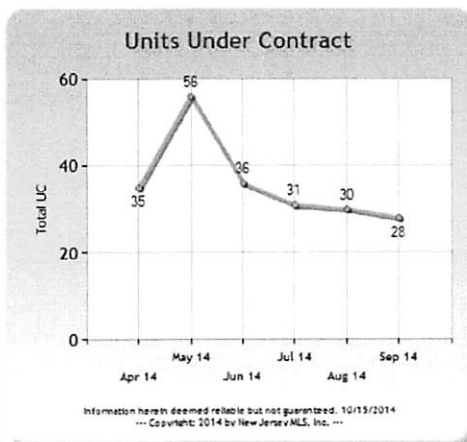




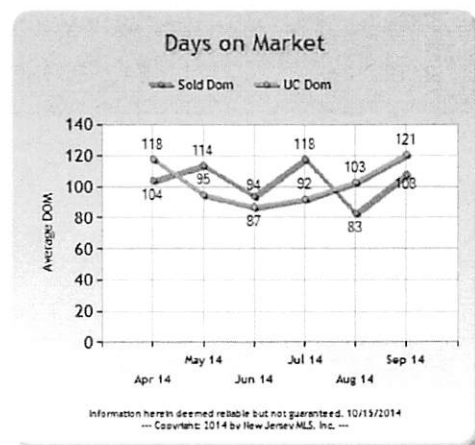
## Market Trend Charts for Condo/Coop/Twnh Properties in Fort Lee



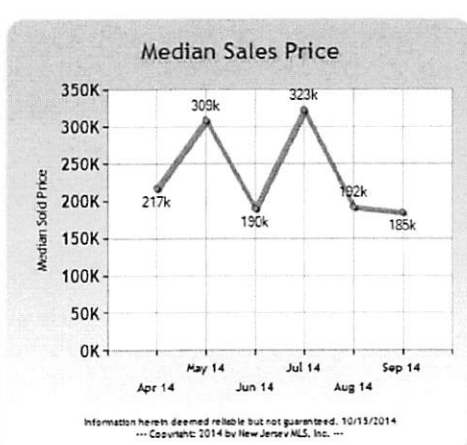
Average Units Sold per Month for this period: 39.7  
Total Units Sold for this period: 238



Average Units UC per Month for this period: 36.0  
Total Units UC for this period: 216



Average Sold DOM for this period: 104  
Average UC DOM for this period: 103



Average Median Sold Price for this period: \$235,992

--- This CMA is not an appraisal and should not be considered the equivalent of an appraisal. ---

--- Price reflected on CMA may include adjustments. ---

--- Information herein deemed reliable but not guaranteed. 10/14/2014 10:36:54 PM ---

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